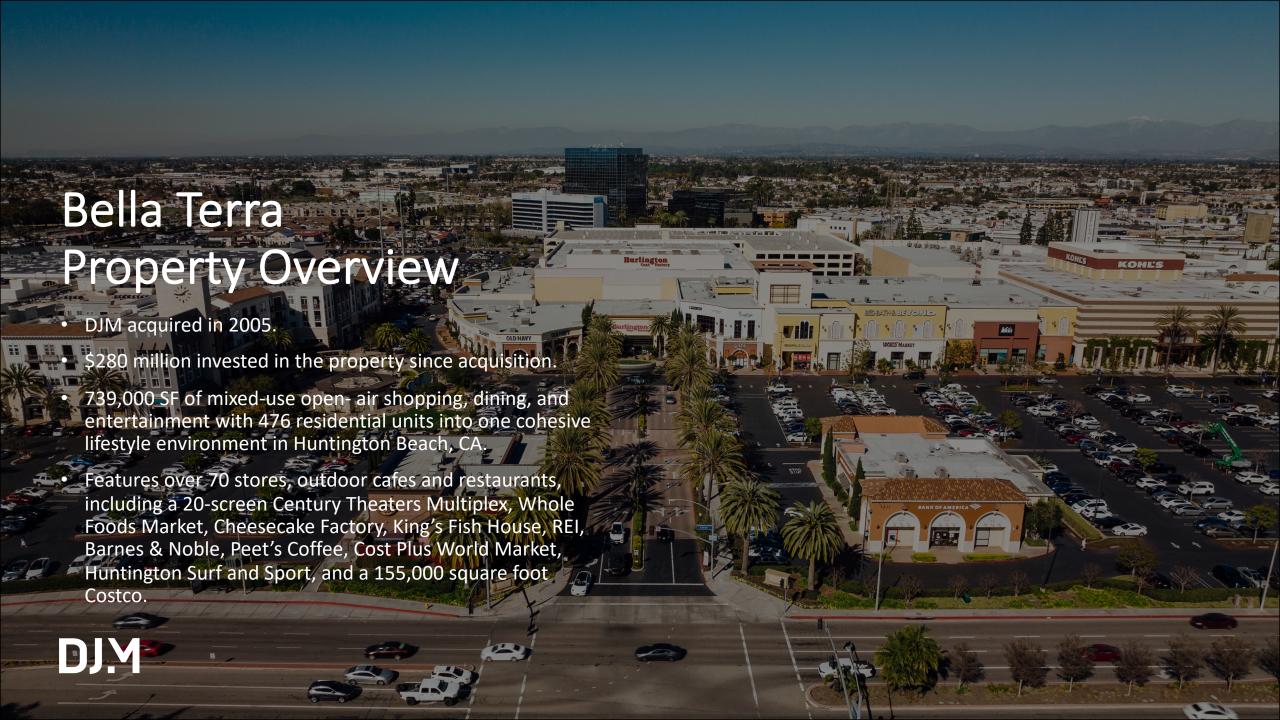


DJM Capital Partners

- DJM provides private equity investment, development and asset management services within the real estate sector.
- Core strength in retail combined with expertise in office, industrial and residential product types.
- DJM's superior market knowledge and strategic acquisition of undervalued assets is represented by a current portfolio of over 3 million square feet.







Proposed New Development

OVERALL PROJECT

- 392,000 square feet
- 5 stories of residential over 2 stories of retail & parking

RESIDENTIAL – Market Rate

- 300 units
 - Studio Units: 16%
 - 1-Bedroom Units: 50%
 - 2-Bedroom Units: 32%
 - 2-Bedroom + Den Units: 2%
- 12,500 square feet of indoor common areas
- 57,000 square feet of outdoor common areas

RESIDENTIAL – Affordable

- 15% of units will be Affordable
 - 45 units of 300 total
 - 27 will be Moderate-Income Affordable
 - 18 will be Low-Income Affordable

o **RETAIL**

- 25,000 square feet of retail/restaurant space
- Integration with adjacent 900,000+ square feet of adjacent shopping center

PARKING

- 404 new parking spaces provided on-site
- 76 bike parking spaces provided on-site
- All resident parking self-contained within private, separate garage
 - Guest and retail/restaurant provided in adjacent, existing parking garage





Proposed Entitlement Requests

Addendum Environmental Impact Report (EIR)

 Preparation of Addendum #2 to the Village at Bella Terra EIR No. 07-003 to analyze the potential environmental impacts of the proposed project.

General Plan Amendment

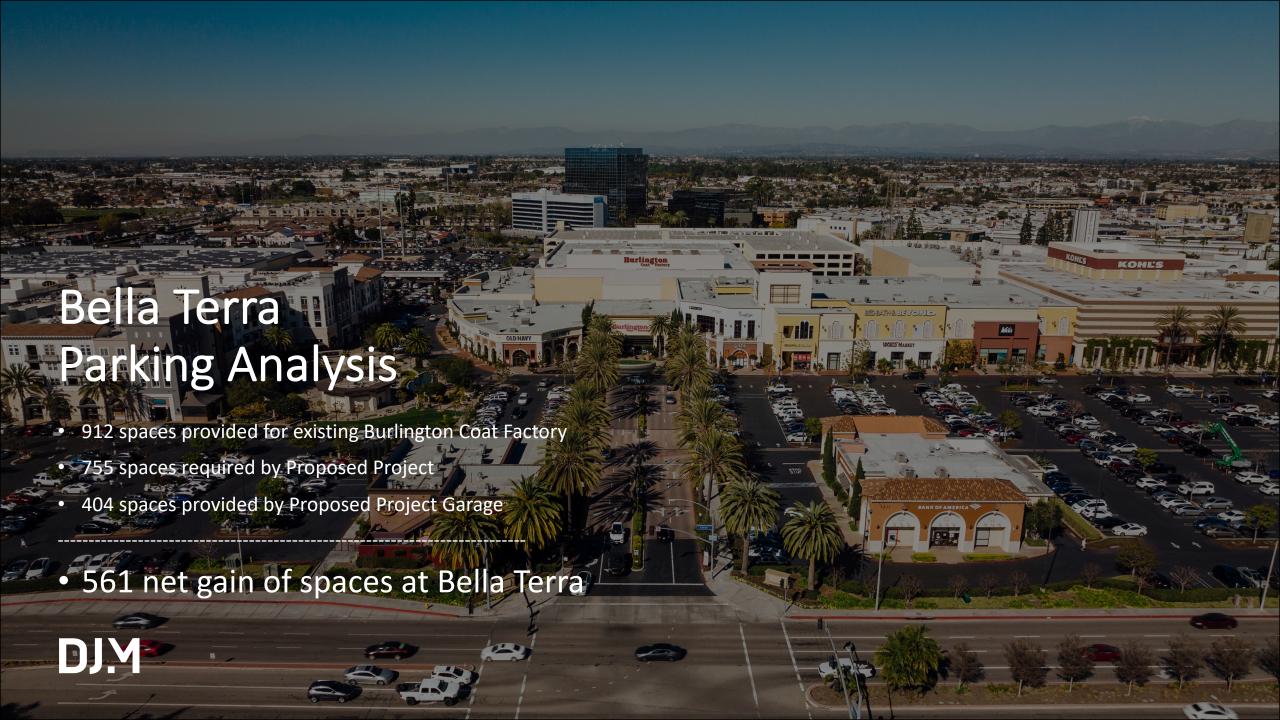
- Modify existing area boundaries (Area A and Area B) of the Bella Terra Specific Plan.
- Modify the current General Plan Land Use designations.

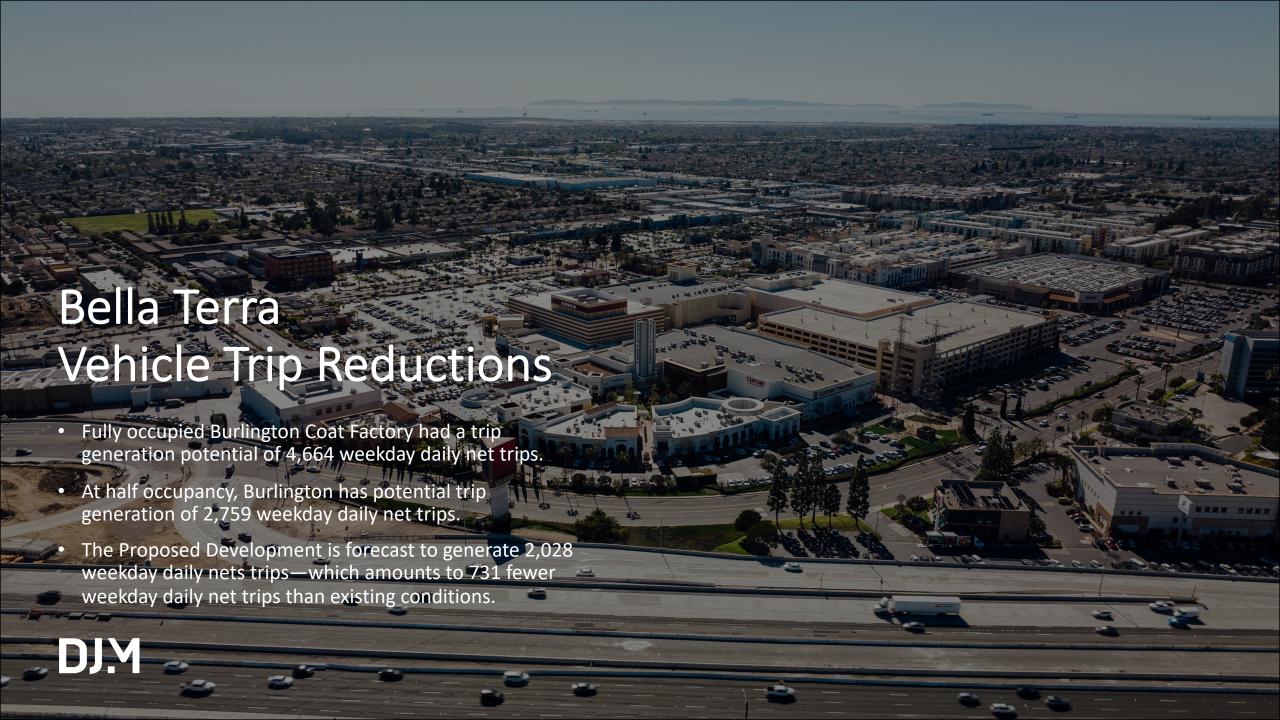
O Zoning Text Amendment

- Modify the existing Bella Terra Specific Plan (SP-13)
- Divide Area B into Sub-Areas B.1 and B.2
- Revise development standards for Subarea B.2 (subject project site)
- Update the parking allocations, pedestrian circulation plan, conceptual circulation plan, and landscape concept.
- Text and Figure revisions to reduce the size of Area A and increase the size of Area B.









CEQA Analysis:

California Environmental Quality Act

Addendum Prepared for all environmental topics. Technical Reports Prepared:

Air Quality and Greenhouse Gases

Cultural Report

Hazards

Geology

Hydrology

Noise

Transportation



In conclusion, project would not result in new significant environmental impacts. Project would not require a major change to prior 2008 EIR and 2010 EIR Addendum.

BELLA TERRA RESIDENTIAL: Estimated Project Schedule	Start	End	Duration	2020	2020		2021		2022			2023		2024		2025			2026	
						1						П	Т							
Development Application Preparation	Q4 2020	Q2 2021	6 months																	
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City Review of Development Application and Preparation of Environmental Documentation	Q2 2021	Q2 2022	12 months																	
Community Workshop Meetings and Public Hearings on Development Application	Q2 2022	Q4 2022	6 months																	
City Approval of Development Application	Q4 2022	Q4 2022	1 month									Ш								
Design, Permitting, and Pre-Construction	Q4 2022	Q3 2023	12 months		Н	+	+	1	+	H		Н	4						+	
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Development Construction	Q3 2023	Q1 2026	30 months	$\perp \perp$	Ш	4		Ш	\perp	Ш	\perp	Ц	Ц	Ц	Щ	Ц	Щ			
Development Completion	Q1 2026	Q1 2026	1 month																	